

OAKWOOD PRESERVATION STUDY

December 15, 2009

Tonight's Meeting

- How we got here
- What is a Preservation Study
- What is the Process for the Study
- What is a Designation Report
- What are Preservation Standards
- What is a Preservation Overlay

How we got here



- ❑ Grassroots movement
- ❑ Enabling Ordinance
- ❑ Historic Resource Survey
- ❑ Comprehensive Plan
- ❑ City Council direction

Preservation Study

- Examination of the historic integrity of a place or area
- Evaluates the age, style, and history of structures
- Outlines the types of requirements that would assist in preserving the historic integrity
- Designation Report
- Preservation Standards

Preservation Study Process

- Council direction
- Spring 2009 – Contract was executed
 - ▣ Historic Research
 - ▣ Designation Report
 - ▣ Preservation Standards
 - ▣ Training
- Summer 2009 - Consultant began research on properties
 - ▣ Building permit data
 - ▣ Windshield survey
 - ▣ Carnegie Library
 - ▣ Fire Insurance Maps

Preservation Study Process

- September 2009 – Initial Meeting with neighborhood
 - ▣ Results of the research
 - ▣ Began discussions of how preservation standards could be drafted based on the research of the study area
- November 2009 – Second meeting with neighborhood
 - ▣ Provided information about standards that could be used to protect and preserve contributing structures

Preservation Study Process

□ Next Steps:

- ▣ Meet with neighborhood to discuss standards for non-contributing structures, additions, and new construction
- ▣ Develop list of required items for historic preservation
- ▣ Get feedback on non-required items for historic preservation
- ▣ Provide draft Preservation Standards
- ▣ Complete study

Designation Report

- Catalogs the historical, cultural, and architectural significance of a place or area
 - ▣ Lists the architectural, archaeological, paleontological, cultural, economic, social, ethnic, political, or historical characteristics of a place or area
 - ▣ Describes the historical, cultural, and architectural significance of the structures and sites
 - ▣ Identifies contributing and non-contributing resources
 - ▣ Describes the boundaries of the study
 - ▣ Determine the period of significance



Contributing and Non-contributing

Preservation Standards

- Recommendations
- Guide to how to protect a historic place or area.
- Help to identify the different requirements that could be put in place to guide exterior construction activity in a historic place or area in order to protect the historic importance of the structure
- Non-regulatory as part of the STUDY

What happens after a study is complete?

- Provide the documentation to the property owners in the area and the community
- Recommendations of the Preservation Study can be adopted through a **Historic Preservation Overlay Rezoning**



Historic Preservation Overlay

Historic Preservation Overlay

- Type of zoning district that can be placed over a property to promote historic preservation
- Places additional standards for exterior construction on a structure and site
- Standards based on the Preservation Standards or the Secretary of Interior's Standards for Rehabilitation
- Requires review by Historic Preservation Officer and to the Landmark Commission
- Demolition delay
- Penalties for demolition by neglect

What is required to rezone my property

- An Historic Preservation Overlay rezoning application completed in full
 - ▣ An inventory and survey of structures to be included in the rezoning
 - ▣ A current photograph of each property and its improvements
 - ▣ A designation report
 - ▣ Signatures of the property owners
- If there is an historic place or area that cannot obtain the signatures of all of the property owners in an historic area, the City Council may be petitioned to initiate the rezoning on an area

What is the process to rezone?

- Application or Council Initiation
- Review by Staff
- Notice to property owners
- Public Hearings
 - ▣ Landmark Commission
 - ▣ Planning and Zoning Commission
 - ▣ City Council

What is the impact?

- Ordinary Maintenance
 - ▣ No review
- Routine Maintenance
 - ▣ Review by Historic Preservation Officer
 - ▣ Can be forwarded to Landmark Commission
- Major renovations
 - ▣ Review by Landmark Commission
- Demolition Delay

What is the status of the rezoning

- Currently not processing
- Need following information:
 - ▣ Current photographs of properties
 - ▣ Completed Designation Report
 - ▣ Signatures of property owners
- Preservation Standards
- Boundary of rezoning



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